

**MILLSTONE TOWNSHIP
PLANNING BOARD
MEETING MINUTES
JUNE 11, 2014**

At 7:31p.m., Chairman Newman called the meeting to Order.

The Secretary read the Adequate Notice.

Salute to the Flag.

Roll Call: Present: Bailey, Beck, Grbelja, Kinsey, Kocur, Kurzman, Pinney, Ziner and Newman.
Absent: Kurzman, Pado and Pepe.

APPROVAL OF MINUTES: April 9, 2014

Ms. Pinney made a Motion to approve the Meeting Minutes and Mr. Beck offered a Second.

Roll Call Vote: Pinney, Beck, Kinsey, Grbelja, Ziner and Kocur voted yes to approve the meeting minutes.

PUBLIC COMMENT PORTION: 15-Minute Limit

At 7:34 p.m., Chairman Newman opened the public portion of the meeting for any public comment. Seeing none, he closed that portion at 7:34 p.m.

EXTENSIONS OF TIME:

P14-07 MILLSTONE COMMONS WEST (Bridar West) – Block 17, Lot 8.04. Located on Route 33 consisting of 3.00 acres in the HC zone. Applicant received Preliminary Major Site Plan approval to construct two (2) one-story retail/office buildings; the main building consisting of 13,560 s.f. and the second building consisting of 2,400 s.f. Approval granted and Resolution memorialized on 11-23-09. Applicant sought and received first one-year extension of time through 11-23-13. Applicant requested second one-year extension of time through 11-23-14. No Zone Change. No noticing required.

Attorney Kenneth Pape representing both Millstone Commons West and East.

He explained that the property is located in between the PNC Bank and Harter Equipment. Mr. Pape explained the history of the approvals and advised that all outside approvals have been secured. They are interviewing interested retailers and contractors. Mr. Pape explained the reason for the extension request had been due to economic issues. This request is for an additional extension of time that is through 11-23-14. The applicant will return for final approval.

Chairman Newman asked if any Board member had any questions, seeing none and seeing no one in the audience, he asked for a Motion.

Mayor Kinsey made a Motion to grant the extension through 11-23-14 and Ms. Pinney offered a Second. Roll Call Vote: Kinsey, Pinney Grbelja, Bailey, Beck, Ziner, Kocur and Newman voted yes to the extension.

P14-08 MILLSTONE COMMONS EAST (Bridar East) – Block 17, Lot 8.05. Located on Route 33 consisting of 3.39 acres in the HC zone. Applicant received Preliminary Major Site Plan approval

to construct two (2) one-story retail/office buildings; the main building consisting of 13,200 s.f. and the second building consisting of 2,400 s.f. Approval granted and Resolution memorialized on 11-23-09. Applicant sought and received first one-year extension of time through 11-23-13. Applicant requested a second one year of extension of time through 11-23-14. No Zone Change. No noticing required.

Attorney Kenneth Pape representing Millstone Commons East. He explained that there are the identical proofs and approvals in place as in the Millstone Commons West application. The request is for an additional extension of time through 11-23-14. The applicant will return for final approval.

Mr. Pape explained that the Millstone Commons East and Millstone Commons West sites are designed to stand alone.

Chairman Newman asked if any Board member had any questions, seeing none and seeing no one in the audience, he asked for a Motion.

Mayor Kinsey made a Motion to grant the extension through 11-23-14 and Mr. Ziner offered a Second. Roll Call Vote: Kinsey, Ziner, Pinney Grbelja, Bailey, Beck, Kocur and Newman voted yes to the extension.

P14-05 KEY INVESTMENTS, LLC d/b/a NORTH PARK SOLAR ENERGY FARM – Block 16, Lots 2.01 located at N. Disbrow Hill Road consisting of 126.29 acres in the BP zone and Lot 9.05 located at 700 Rike Drive consisting of 4.93 acres in the BP Zone. Applicant received Preliminary and Final Site Plan for Phase I and Phase II to construct a solar energy. Resolution was memorialized 3-9-11. Applicant sought and received first one-year extension of time concluding 3-9-14. Applicant returned to the Board for second one-year extension of time through 3-9-15. No Zone change. No noticing is required.

Attorney Kenneth Pape representing the applicant. Mr. Pape explained that the New Jersey Board of Public Utilities, BPU, gave their approval for the project's Solar Renewable Energy Certificate (SREC). Mr. Pape will provide a copy of that letter from the State to the Board. He explained that they are now ready to proceed with the project.

Chairman Newman asked the applicant what is the anticipated timeline for the project is. Mr. Pape advised that he must make sure that all paper work is in place. Engineer Matt Shafai has calculated the bond estimate. Chairman Newman advised the Board that neither Board Engineer Shafai nor Board Planner Coppola had any objection to the Board's granting the extension of time for this project.

Mr. Pape explained to the Board that solar farms had received great federal support but the current governor had passed legislation that slowed down the process.

Seeing no further questions or comments from the Board and no public comment, Chairman Newman asked for a Motion.

Mr. Beck made a Motion to grant the extension of time and Ms. Pinney offered a Second. Roll Call Vote: Beck, Pinney, Grbelja, Kinsey, Bailey, Ziner, Kocur and Newman voted yes to grant the extension.

All Resolutions will be memorialized at the next regularly scheduled Board meeting.

Seeing no old or new business, Committeewoman Grbelja made a Motion to Adjourn, Chairman Newman offered a Second and by unanimous vote, the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Pamela D'Andrea